

090.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

789,600 / 789,600

USE VALUE:

789,600 / 789,600

ASSESSED:

789,600 / 789,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CANDIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PRIOR JOHN E & ERIN N	
Owner 2:	
Owner 3:	
Street 1: 45 CANDIA ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SANTOS MICHAEL J & NICOLE S -	
Owner 2: -	
Street 1: 45 CANDIA ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6375	Sq. Ft.	Site	0	70.	0.96	5														

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							6375.000		361,000		700		427,900		789,600					58145	
Total Card							0.146		361,000		700		427,900		789,600					GIS Ref	
Total Parcel							0.146		361,000		700		427,900		789,600					GIS Ref	
Source: Market Adj Cost																				Insp Date	
																				01/05/09	



PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		090.0-0006-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	361,000	700	6,375.	427,900	789,600		Year end	12/23/2021	
2021	101	FV	349,200	700	6,375.	427,900	777,800		Year End Roll	12/10/2020	
2020	101	FV	252,700	700	6,375.	427,900	681,300	681,300	Year End Roll	12/18/2019	
2019	101	FV	219,500	700	6,375.	434,000	654,200	654,200	Year End Roll	1/3/2019	
2018	101	FV	219,500	700	6,375.	324,000	544,200	544,200	Year End Roll	12/20/2017	
2017	101	FV	219,500	700	6,375.	293,400	513,600	513,600	Year End Roll	1/3/2017	
2016	101	FV	219,500	700	6,375.	281,200	501,400	501,400	Year End	1/4/2016	
2015	101	FV	206,600	700	6,375.	238,400	445,700	445,700	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SANTOS MICHAEL	74582-421	1	4/30/2020		958,000	No	No				
ALVES LISA &	60614-50		11/30/2012		420,000	No	No				
DIOMANDES CARL/	60614-45		11/30/2012	Estate/Div		No	No	See bk 60614 pg 40			
DIOMANDES CARL	48887-457		1/24/2007	Family		1	No	No			
	8884-318		1/1/1901	Family		No	No	N			

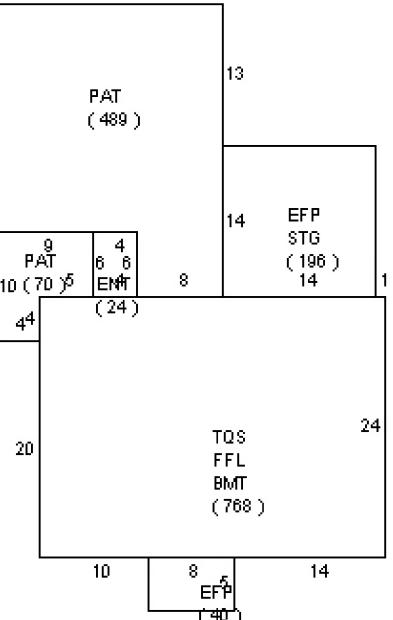
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2018	1568	Redo Bas	28,500	C				reno existing fin
6/27/2016	887	Redo Bat	12,800					
7/30/2015	1031	Renovate	14,650		7/30/2015			Rehab 2nd flr exis
12/11/2012	1626	Redo Kit	12,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	SQ Returned	JO	Jenny O
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
1/5/2009	Measured	336	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Very Good														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1956	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G14	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %														
Prim Int Wal 1	- Drywall			Functional:	%														
Sec Int Wall:	%			Economic:	%														
Partition: T	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors:	%			Total:	4.6 %														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 110.00															
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 1.04989493															
Insulation: 3	- Typical			Adj \$ / SQ: 155.909															
Int vs Ext:				Other Features: 92937															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 378411															
% Com Wal	% Sprinkled			Depreciation: 17407															
				Depreciated Total: 361004															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 090.0-0006-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1	14x10	A	AV	2012	4.93	T	5.6	101			700			700	
More: N				Total Yard Items:				700	Total Special Features:								Total:	700	